

LAND FOR SALE

1,400 +/- Acres

Monroe & St. Francis County, Arkansas



OFFERED BY:

**G GLAUB
FARM
MANAGEMENT**
MANAGEMENT • REAL ESTATE • CONSULTING
INVESTMENTS • LAND AUCTIONS

 **First Mid**
AG SERVICES

For Additional Information Contact:

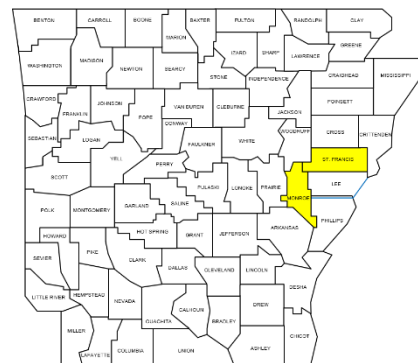
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FARM SUMMARY

Property Overview:

1,400 +/- acres remain (Tract 5 & Tract 6) of this 3,300 +/- acre investment is located in seven tracts from Brinkley to East of Hunter with three of the tracts very near I-40. From end to end the properties are about 20 miles apart. The properties are primarily silt loam soils with some silty clay and is irrigated. Crops are primarily rice and soybeans. The farm's have improvements ranging from underground irrigation pipe, land leveling, and grain bins. Many of the irrigation wells come with electric motors.



The properties are currently leased. The cropland has potential to be improved with precision leveling. Sub surface irrigation is ample and the farms have potential for surface water development. These properties all have waterfowl hunting potential. Some of the tracts are leased. Other income potential comes from billboards along the interstate.

Inspections: Contact Glaub Farm Management, LLC or First Mid Services to inspect farms.

Acreage: **1,400 +/- deeded acres with 1,350 +/- Cropland Acres**

Lease: Properties are subject to a crop and hunting leases.

Oil, Gas & Mineral: All rights owned will transfer.

Real Estate Taxes: Tract 5- \$7,807.13, Tract 6- \$3,882.07

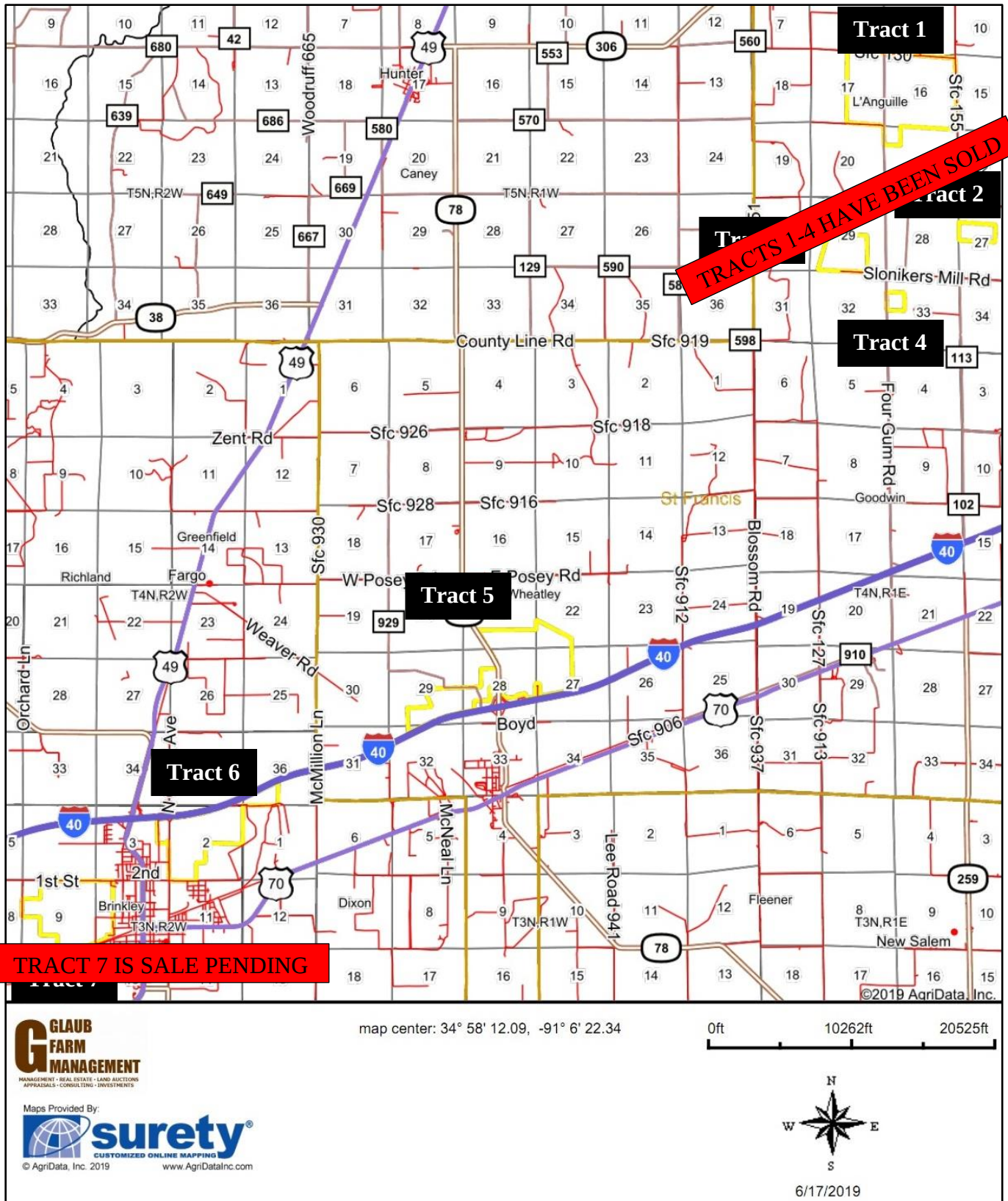
Online Map: <https://app.terrastridepro.com/property/71492/map?referer=iframe>

Asking Price: Tracts 1-4: Sold
Tract 5: \$3,105,280
Tract 6: \$2,415,000
Tract 7: \$2,689,000 (Sale Pending)

REGIONAL MAP



GENERAL LOCATION MAP



TRACT 1 AERIAL MAP



TRACT 2 AERIAL MAP



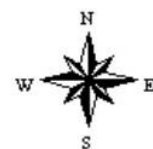
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Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Map Center: 35° 1' 17.35, -90° 59' 29.21

0ft 482ft 965ft

27-5N-1E
St Francis County
Arkansas



6/4/2019

TRACT 3 AERIAL MAP



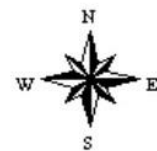
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Map Center: 35° 1' 4.46, -91° 1' 19.22

0ft 801ft 1601ft

29-5N-1E
St Francis County
Arkansas



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TRACT 4 AERIAL MAP



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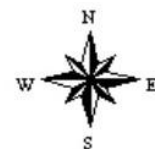
Maps Provided By:

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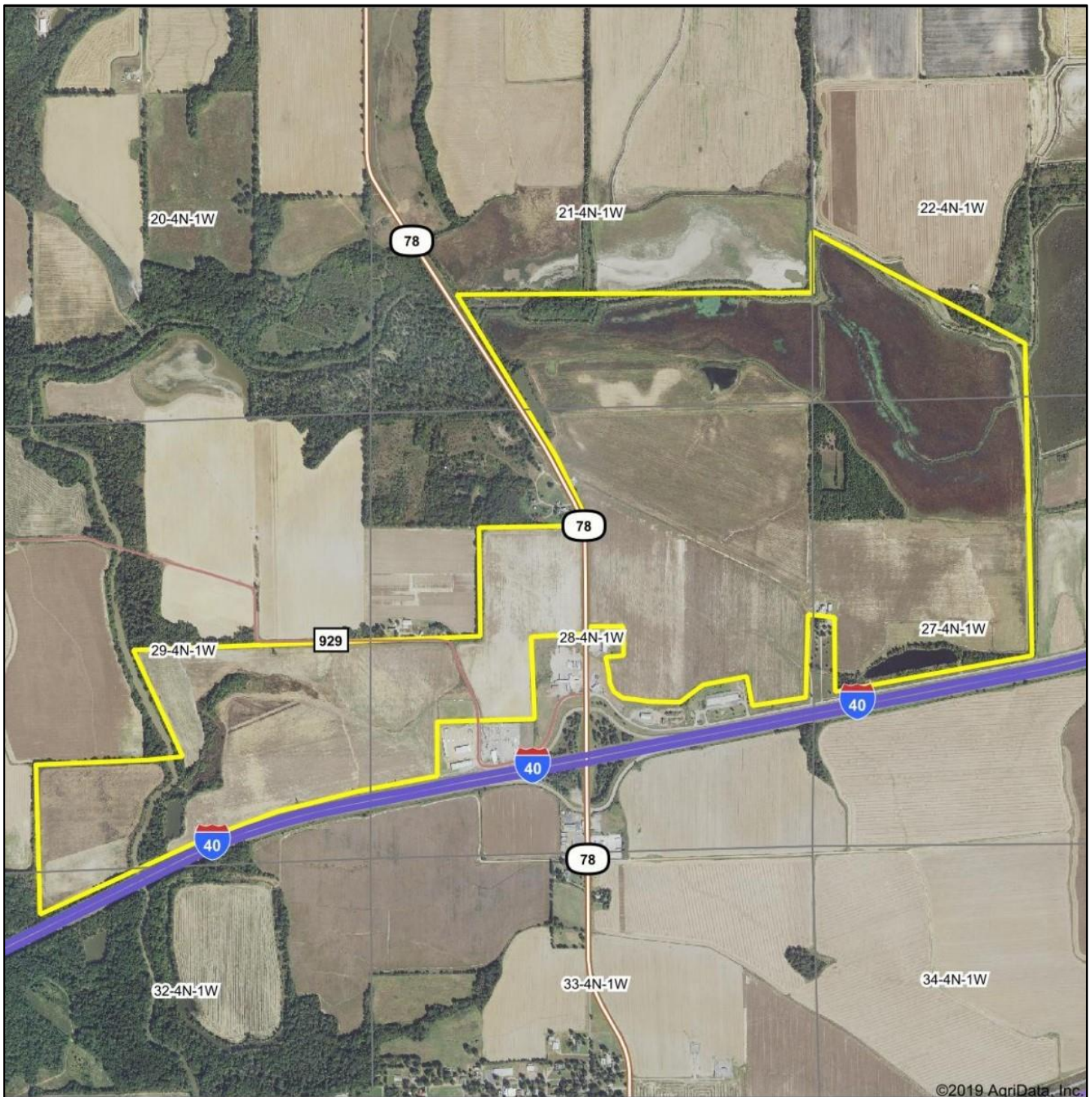
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33-5N-1E
St Francis County
Arkansas



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TRACT 5 AERIAL MAP



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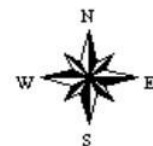
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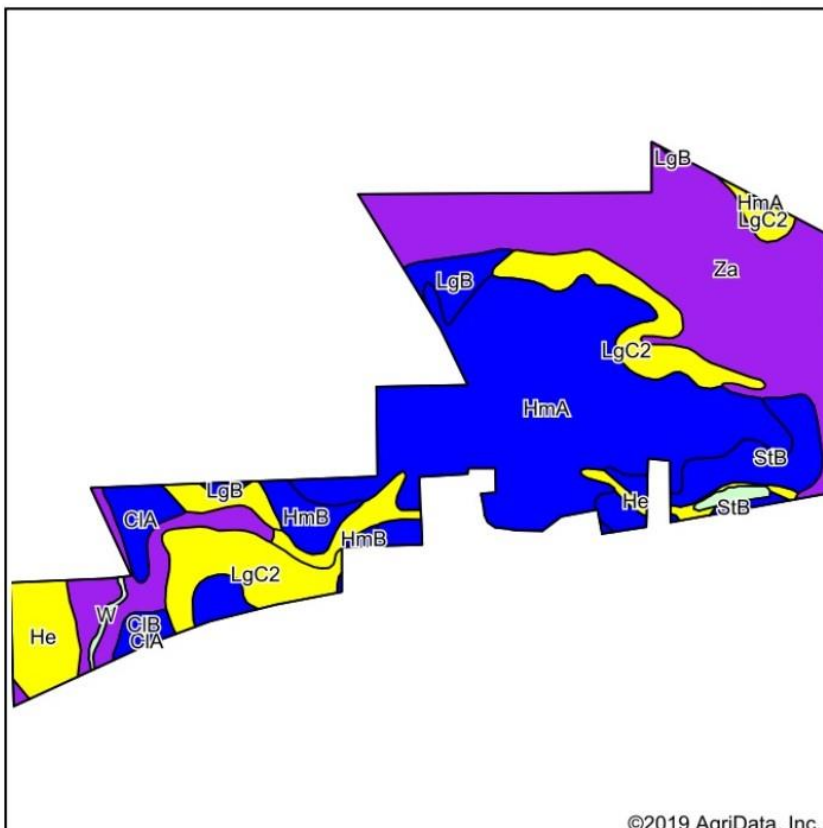
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28-4N-1W
St Francis County
Arkansas

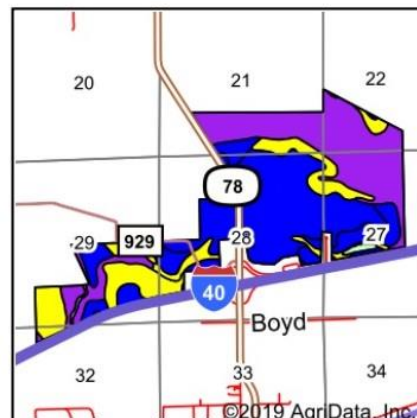


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TRACT 5 SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **St Francis**
 Location: **28-4N-1W**
 Township: **Wheatley**
 Acres: **866.61**
 Date: **6/4/2019**



Maps Provided By:

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Area Symbol: AR123, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
HmA	Hillemann silt loam, 0 to 1 percent slopes	301.29	34.8%		IIw	46
Za	Zachary silt loam	279.45	32.2%		Vw	24
LgC2	Loring silt loam, 3 to 8 percent slopes, eroded	110.74	12.8%		IIIe	31
He	Henry silt loam, 0 to 1 percent slopes	55.64	6.4%		IIIw	42
StB	Stuttgart silt loam, 1 to 3 percent slopes	47.60	5.5%		Ile	71
HmB	Hillemann silt loam, 1 to 3 percent slopes	19.43	2.2%		Ile	79
LgB	Loring silt loam, 1 to 3 percent slopes, west	19.30	2.2%		Ile	54
CIA	Calloway silt loam, 0 to 1 percent slopes	18.17	2.1%		IIw	49
CIB	Calloway silt loam, 1 to 3 percent slopes	7.84	0.9%		Ile	49
W	Water	7.15	0.8%			
Weighted Average						*n 38.7

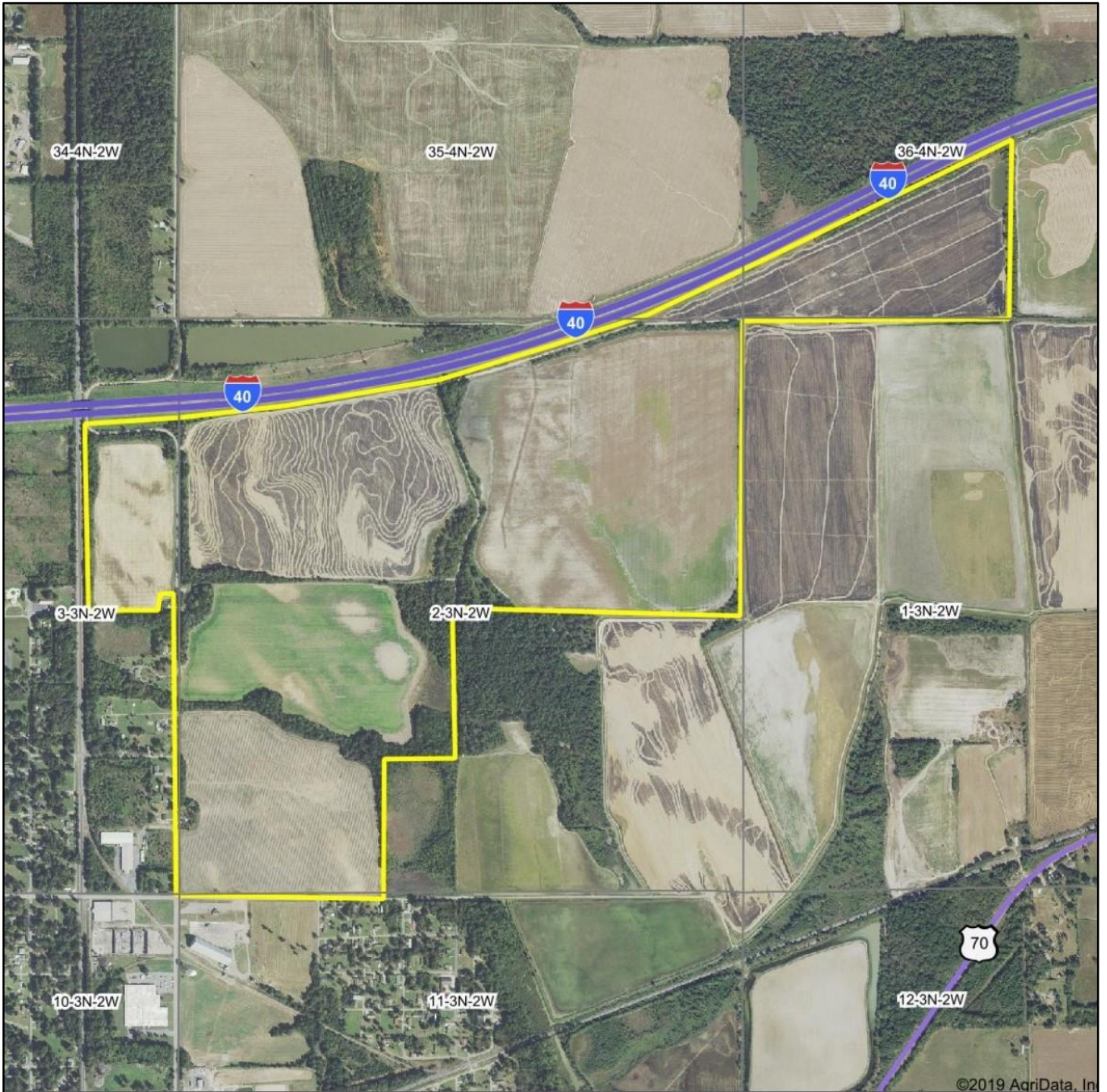
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

TRACT 5 CROP HISTORY



TRACT 6 AERIAL MAP



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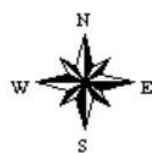
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Map Center: 34° 54' 20.29, -91° 10' 33.66

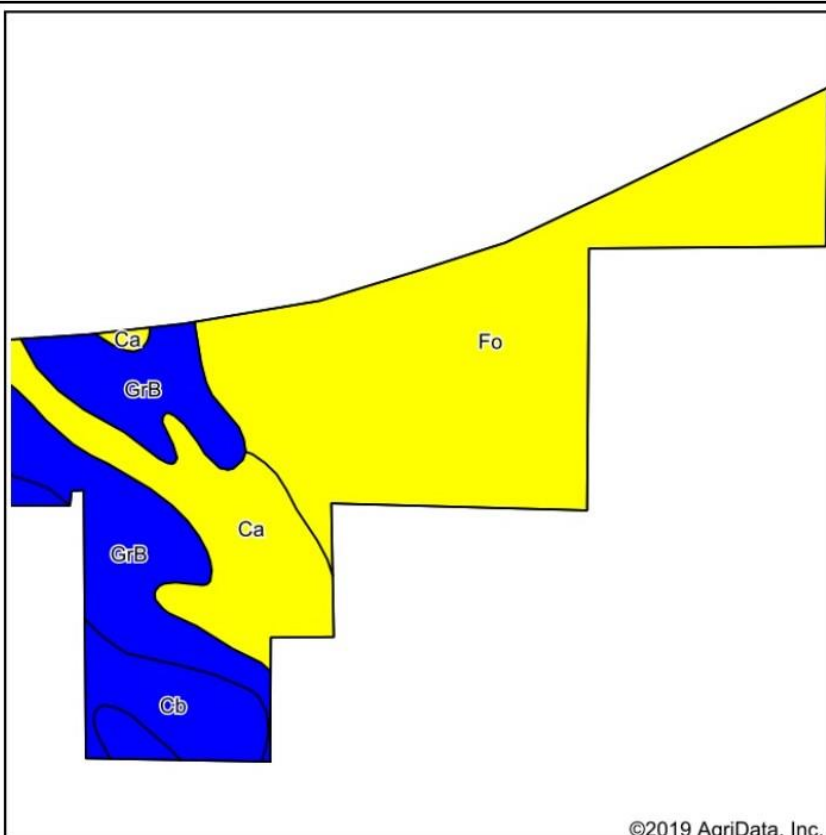
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2-3N-2W
Monroe County
Arkansas



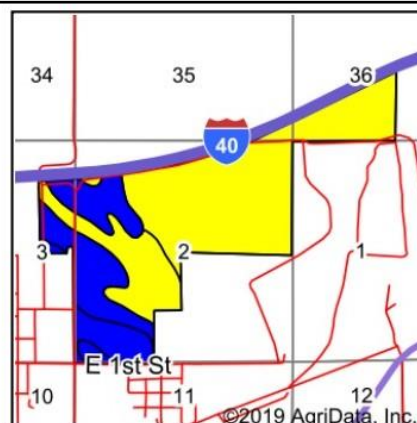
6/4/2019

TRACT 6 SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Arkansas**
 County: **Monroe**
 Location: **2-3N-2W**
 Township: **Brinkley**
 Acres: **523.32**
 Date: **6/4/2019**



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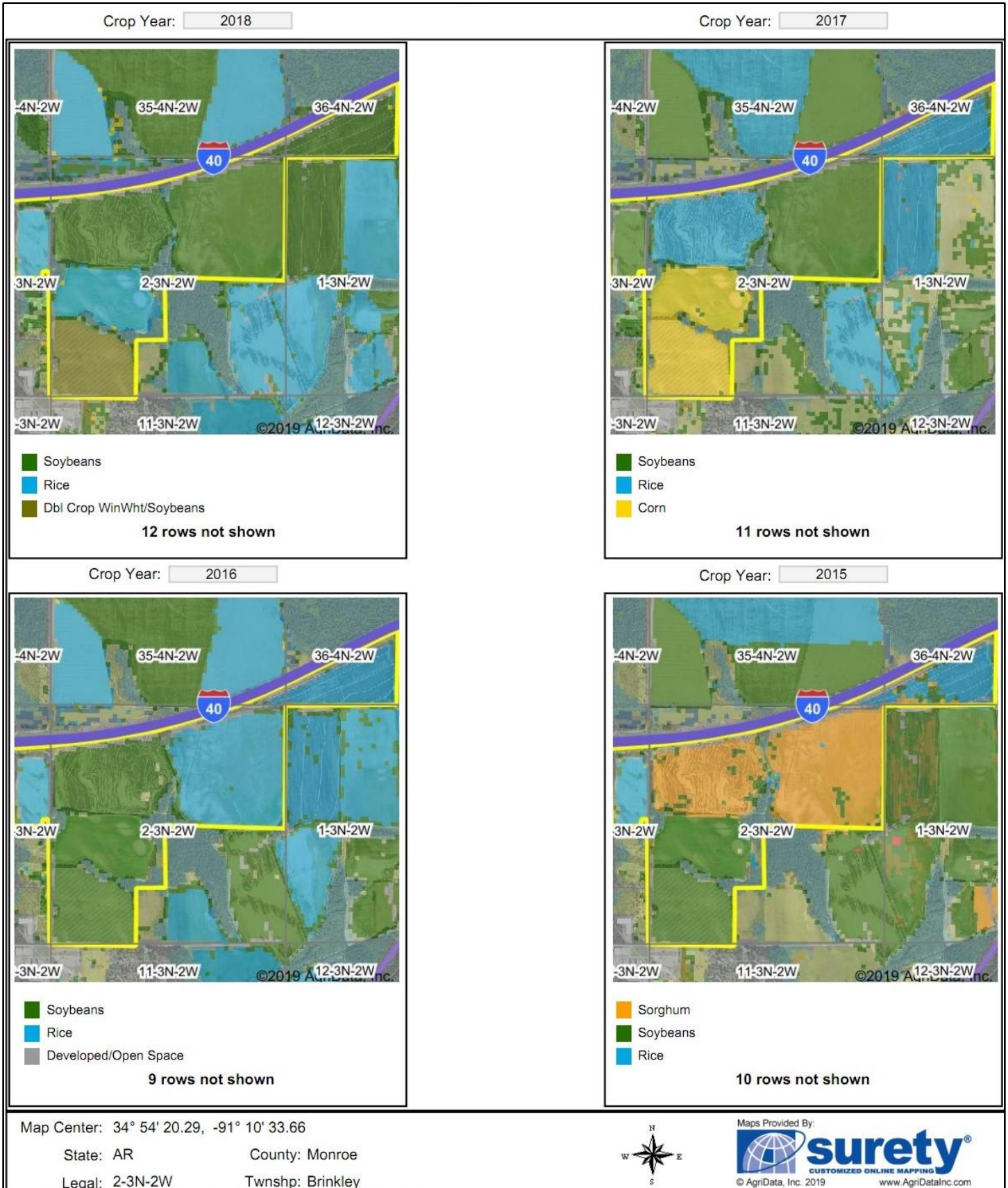
Area Symbol: AR095, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
Fo	Foley-Calhoun-Bonn complex	282.22	53.9%		IIIw	77
GrB	Grenada silt loam, 1 to 3 percent slopes	117.60	22.5%		Ile	51
Ca	Calhoun silt loam, 0 to 1 percent slopes	83.15	15.9%		IIIw	67
Cb	Calloway silt loam, 0 to 1 percent slopes	40.35	7.7%		IIw	49
Weighted Average						*n 67.4

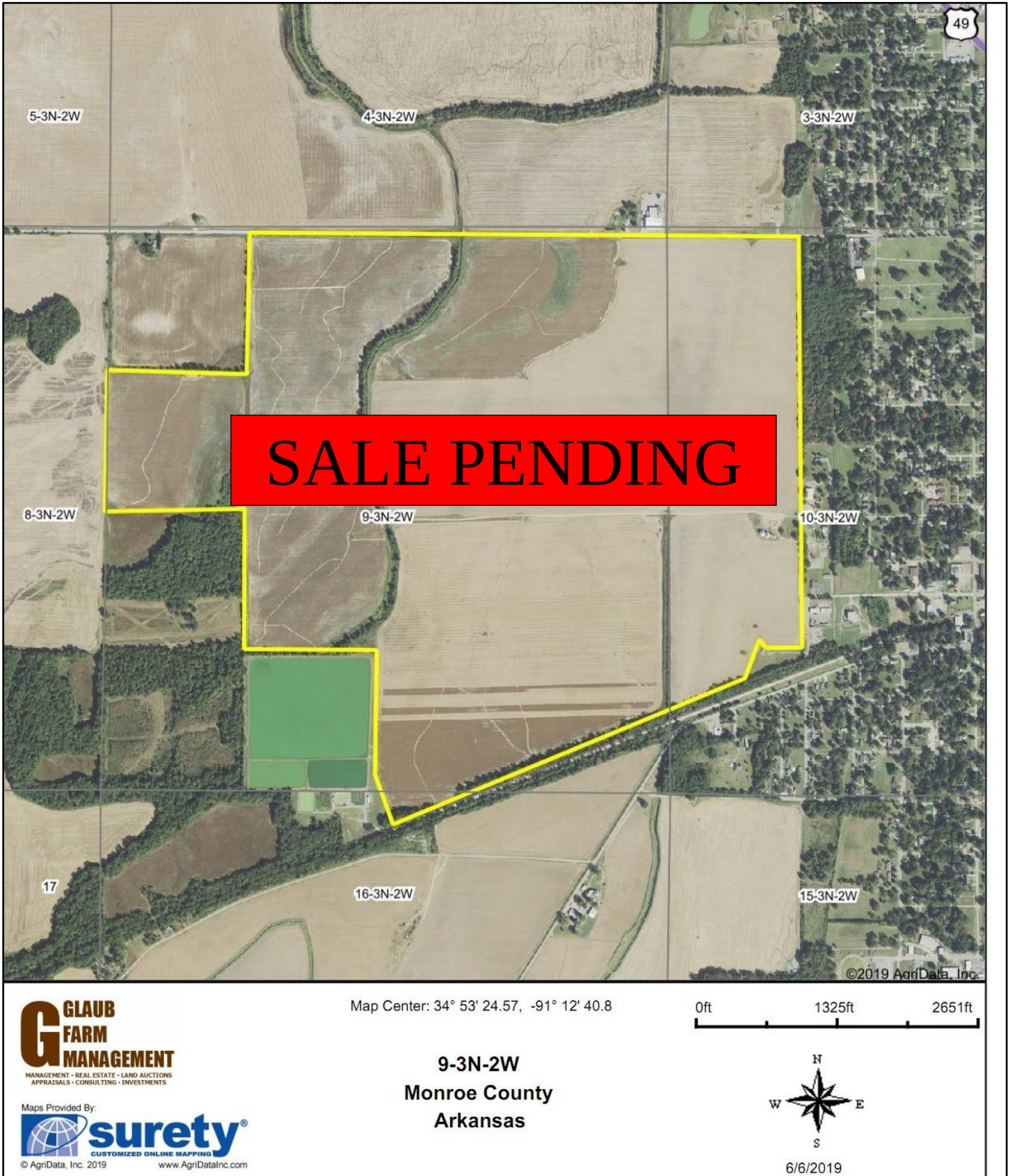
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

TRACT 6 CROP HISTORY



TRACT 7 AERIAL MAP



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